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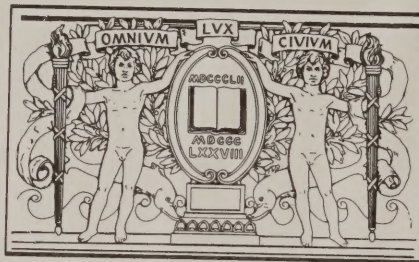
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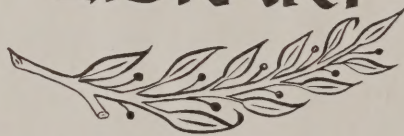
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I

Analysis of census information:

**POPULATION BY RACE**  
**1950 - 1970**

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August 20, 1971

Errata

The following corrections should be noted in the recently distributed report entitled "Population by Race, 1950-1970":

- ✓ p. 15 - Title of Table 6 should read "Non-White Population by Planning Districts as a Percent of City's Total Non-White Population".
- ✓ p. 16 - Title of Table 7 should read "Negro Population by Planning Districts as a Percent of City's Total Negro Population".
- ✓ p. 18 - Title of Table 8 should read "White Population by Planning Districts as a Percent of City's Total White Population".





PLANNING DEPARTMENT STAFF

M: Dale Coxe

E: July 22, 1971

JECT: ANALYSIS OF CENSUS DATA: RACIAL COMPOSITION

Attached is a copy of a report prepared by Monira Fouad which analyzes racial composition changes in Boston for the period 1950-1970. This report is the first in a series of papers-to be prepared by the Advanced Planning Division as part of a city-wide housing study-which will analyze census data items for the 20-year period. If you have any questions regarding the attached report, please call either Monira or me.

DOC/ed

Attachment





Analysis of Census Information:

POPULATION BY RACE

1950 - 1970

Boston Redevelopment Authority  
Planning Department  
Advanced Planning Division

July 1971

(Report #1 of a series of census  
data reports relating to the  
BRA Planning Department's  
Housing Study.)

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## ANALYSIS OF DATA ON POPULATION BY RACE IN THE CITY OF BOSTON

1950 - 1960 - 1970

As a part of a more comprehensive analysis of the census information, this paper examines the changes that have taken place in the size and composition; the residential distribution; and the immigration patterns of different population groups in the City of Boston between 1950 and 1970. The ultimate purpose of this analysis is to provide basic factual information for the BRA Planning Department housing study. Accordingly, the analyses and conclusions made in this paper are limited to those relevant to the evaluation of the housing situation in the City of Boston.

Briefly, this paper is composed of four major parts. First, the size and composition of the City's population are analyzed. Findings of this section of the report should provide a basis for estimating the size of different housing needs in the City of Boston. For the purpose of our analysis, white, non-white, and Negro population (as opposed to a discussion of specific ethnic groups) are considered to be the population groups which can provide a first approximation of estimates of different housing needs. Secondly, the residential distribution of different population groups is examined. Results and conclusions of this part of the report will be useful in determining the location of different housing needs in the City. Thirdly, the changes in residential distributions and immigration patterns of different population groups are identified. Findings of this section of the report should establish some basis for determining the trends of spatial distribution of different housing needs in the City of Boston.





Finally, planning districts (particularly renewal areas) which experienced significant changes during the 1950-1970 period are closely examined. Findings of this last part of the report will identify the changing roles of different planning districts in the City of Boston.

Analyses and conclusions in these four parts of the paper are made both on the city level and by planning district. Changes taking place between 1950, 1960, and 1970 are also observed.



SUMMARY AND CONCLUSIONS

The following are the major findings reached from the analyses of census information on population by race between 1950 and 1970.

1. Between 1950 and 1970, Boston lost about 20% of its 1950 population. In the sixties, the rate of this population loss (7%) was lower than the loss experienced in the fifties (13%).
2. During the 20 year period (1950-1970), out-migration of white population amounted to about 29% of the total City's 1950 population (801,444). About 16% of this loss occurred in the fifties, and continued at a substantial rate (13%) in the sixties.
3. The City's percentage of non-whites increased significantly, jumping from 5.4% to 9.8% to 18.1% in 1950, 1960 and 1970 respectively.
4. Non-white concentrations in Boston became less pronounced and the area housing the highest percentage of non-whites shifted from the South End to Washington Park/Model Cities and widened to comprise both Mattapan and the South End.
5. Jamaica Plain/Parker Hill, Dorchester 1, and Dorchester 2 were found to be the natural directions for future non-white movement.
6. Among the sixteen planning districts, six districts namely; Washington Park/Model Cities, South End, Central, Charlestown, South Boston, and East Boston, experienced the highest population losses between 1950 and 1970 ranging from 60% to 24% of their population.
7. Jamaica Plain/Parker Hill followed the average population loss of the City (20%), but gained a significant number of non-whites amounting to about 16% of its 1970 population.





8. Mattapan experienced the smallest population gain, yet sustained the highest increase of non-whites from about 0.4% in 1950 to about 42% in 1970.
9. Back Bay/Beacon Hill experienced the least population loss for the 20 year period and is the only district which recovered most of its loss, most probably due to an influx of student population.
10. Roslindale, Hyde Park, and particularly West Roxbury were found to be the only districts that continued to gain population and yet maintain their almost exclusively white character.





## I - POPULATION; SIZE AND COMPOSITION:

During the twenty year period between 1950 and 1970, the City of Boston experienced a population loss of about 20% of its 1950 population - a decrease from 801,444 persons in 1950 to 641,071 persons in 1970. A closer examination of the rate of population decrease during the 1950's and 1960's indicates that the largest portion of this population decrease occurred in the fifties when almost 13% of the total 1950 population was lost (see Table 1). A smaller decrease continued during the sixties with an additional loss of about 7% of the 1950 population (i.e. about 8% of the 1960 population). This decreasing rate of population loss is most likely a reflection of an increase in the non-white population and/or a response to the upgrading of Boston's economic situation. A closer examination of the changes that occurred in different population groups provides us with a more accurate picture of this observed population decrease.

Unlike total city population, non-white population continued to increase significantly during the 1950-1970 period (from 42,629 persons in 1950 to 116,073 persons in 1970). This increase amounted to about 9% of the 1950 total city population (an increase of 73,590 non-white persons as a percent of the 1950 City's 801,444 population). The largest proportion of this increase occurred during the sixties, totaling about 6% of the 1950 city population (see Tables 2-a and 2-b). As described above comparison of the losses in total population and the gains in non-white population indicates that during the 1950-1970 period the City of Boston experienced a net loss of approximately 20% of its 1950 total population. During this same period, however, Boston also experienced a net increase of non-white population which amounted to about 9% of its 1950 total population. This leads us to conclude that, between 1950



Table 1: 1950 - 1960 - 1970 POPULATION BY PLANNING DISTRICTS IN THE CITY OF BOSTON

	1950 Population	Absolute Change 1950-60	% Change	1960 Population	Absolute Change 1960-70	% Change	1970 Population	Absolute Change 1950-1970	% Change 1950-70
East Boston	51,152	- 7,343	-14.3	43,809	-4,936	-11.3	38,873	- 12,279	-24.0
Charlestown	31,332	-11,185	-35.7	20,147	-4,794	-23.8	15,353	- 15,979	-51.0
South Boston	55,670	-11,711	-21.0	43,959	-5,471	-12.4	38,488	- 17,182	-30.8
Central	38,381	-17,700	-46.1	20,681	-1,337	- 6.5	19,344	- 19,037	-49.6
Back Bay/ Beacon Hill	28,150	- 3,211	-11.4	24,939	+2,599	+10.4	27,538	- 612	- 2.1
South End	57,218	-22,216	-38.8	35,002	-12,322	-35.2	22,680	- 34,538	-60.3
Fenway/ Kenmore	36,649	- 3,686	-10.1	32,963	+ 3	-	32,965	- 3,684	-10.0
Allston/ Brighton	67,102	- 2,895	- 4.3	64,207	- 550	- .8	63,657	- 3,445	- 5.1
Jamaica Plain/ Parker Hill	58,015	- 4,447	- 7.7	53,568	-5,801	-10.8	47,767	- 10,248	-17.6
Washington Park/Model Cities	121,828	-28,051	-23.0	93,777	-22,682	-24.2	71,095	- 50,733	-41.6
Washington/ Park	32,762	- 6,555	-20.0	26,207	-6,126	-23.4	20,081		
Campus High	8,972	- 4,279	-47.7	4,693	-2,944	-62.7	1,749		
Model Cities	80,094	-17,217	-21.5	62,877	-13,612	-21.6	49,265		
Dorchester	162,090	- 6,254	- 3.8	155,836	-3,307	- 2.1	152,529		
Dorchester 1	34,468	+ 388	+ 1.1	34,856	-2,191	- 6.3	32,665	- 1,803	- 5.2
Dorchester 2	83,102	- 6,412	- 7.7	76,690	-2,275	- 3.0	74,415	- 8,687	-10.4
Mattapan	44,520	- 230	- .5	44,290	+1,159	+ 2.6	45,449	+ 929	+ 2.0
Roslindale	37,036	+ 1,789	+ 4.8	38,825	+ 733	+ 1.9	39,558	+ 2,522	+ 6.8
West Roxbury	25,660	+ 2,438	+ 9.5	28,098	+6,891	+24.5	34,989	+ 9,329	+ 36.0
Hyde Park	29,019	+ 3,978	+13.7	32,995	+1,982	+ 6.0	34,977	+ 5,958	+ 20.5
Planning District Totals	799,300	-110,494	-13.8	688,806	-49,003	- 7.1	639,803	-159,497	-20.0
Harbor Islands	2,144			1,812			1,241	- 876	-40.8
Crews of Vessels				7,463*			27**		
City Total	801,444	-103,363	-12.9	698,081	-57,010	- 8.1	641,071	-160,373	-20.0

\*All Members.

\*\*Boston Home Port Members Only

Source: 1950 and 1960 Censuses of Population and Housing; 1970 Census of Population and Housing First Count Summary Tape; Tabulation Prepared by Mary Tompkins, B.R.A., Research Department.





Table 2-a:

1950 - 1960 - 1970 NON-WHITE POPULATION BY PLANNING DISTRICTS IN THE CITY OF BOSTON

	1950 Non-White	Absolute Change 1950-60	1960 Non-White	Absolute Change 1960-70	1970 Non-White
East Boston	75	- 4	71	+ 371	442
Charlestown	410	- 293	117	+ 102	219
South Boston	64	+ 58	122	+ 551	673
Central	1,778	+ 261	2,039	- 288	1,751
Back Bay, Beacon Hill	364	+ 184	548	+ 519	1,067
South End	18,486	- 3,901	14,585	- 2,636	11,949
Fenway-Kenmore	1,118	+ 1,881	2,999	- 13	2,986
Allston-Brighton	384	+ 206	590	+ 2,056	2,646
Jamaica Plain-Parker Hill	546	+ 2,134	2,680	+ 4,948	7,628
Washington Park -					
Model City	18,811	+22,637	41,448	+12,680	54,128
Washington Park	8,823	+ 9,162	17,985	+ 591	18,576
Campus High	5,145	- 2,082	3,063	- 1,619	1,444
Model Cities	4,843	+15,557	20,400	+13,708	34,108
Dorchester	378	+ 1,540	1,918	+29,168	31,086
Dorchester 1	77	+ 1,013	1,090	+ 3,146	4,236
Dorchester 2	136	+ 219	355	+ 7,388	7,743
Mattapan	165	+ 308	473	+18,634	19,107
Roslindale	148	+ 251	399	+ 628	1,027
West Roxbury	14	+ 47	61	+ 168	229
Hyde Park	53	+ 55	108	+ 134	242
Planning District Totals	42,629	+25,054	67,685	+48,388	116,073
Harbor Islands	115		198		261
Crews of Vessels	-		621		-
City Total	42,744	+25,730	68,504	+47,830	116,334

Source: 1950 and 1960 Censuses of Population and Housing; 1970 Census of Population and Housing First Count Summary Tape; Tabulation prepared by Mary Tompkins, BRA, Research Department.



Table 2-b: Percent of Change of Non-White Population as Related to Total Population\* by Planning Districts, 1950 - 1960 - 1970

	<u>%</u> <u>1950</u> <u>1970</u>	<u>Change</u> <u>1950</u> <u>1960</u>	<u>1960</u> <u>1970</u>
East Boston	+ 0.7	- 0.2	+ 8.5
Charlestown	- 0.6	- 0.9	+ 5.0
South Boston	+ 1.1	+ 1.03	+12.5
Central	- 0.1	+ 0.68	-13.9
Back Bay / Beacon Hill	+ 2.5	+ 0.65	+20.8
South End	-11.3	- 6.8	- 7.5
Fenway / Kenmore	+ 5.1	+ 5.1	- 0.1
Allston / Brighton	+ 3.3	+ 0.3	+ 3.2
Jamaica Plain / Parker Hill	+12.2	+ 3.7	+ 9.2
Washington Park / Model Cities	+29.0	+18.7	+13.5
Dorchester 1	+12.0	+ 2.9	+ 9.0
Dorchester 2	+ 9.1	+ 0.26	+ 9.6
Mattapan	+42.5	+ 0.69	+42.0
Roslindale	+ 2.3	+ 0.67	+16.1
West Roxbury	+ 0.8	+ 0.19	+ 5.9
Hyde Park	+ 0.6	+ 0.19	+ 4.0
Harbor Islands / Crews of Vessels			
TOTAL CITY	+ 9.2	+ 3.2	+ 6.8

---

\*Total population includes both white and non-white residences.





and 1970, the total loss in the City's population was due to an out-migration of white residents. This loss of white population amounted to about 29% of the 1950 total population. As previously mentioned, 9% of this loss was replaced by non-white population. Of the white population loss, about 16% occurred during the fifties and about 13% occurred during the sixties (see Table 3).

A closer comparison between the percents of losses and gains of white and non-white population indicates that, between 1950 and 1970, the non-white population continued to increase and the white population continued to decrease (see Figure 1). The rate of out-migration of white population during the sixties occurred at a slower rate than the decrease experienced in the 1950's (from 16% to 13%) - yet it continued at a substantial rate. On the other hand, the rate of increase of non-white population continued to rise and more than doubled during the sixties (from 3.2% to 6.8%). This large gain explains the pronounced increase in the percent of non-white population as a % of the total city population which jumped from 5.4% to 9.8% to 18.1% in 1950, 1960, and 1970 respectively (see Table 4). The bulk of this non-white population is composed of negroes totaling about 5.0%, 9.0%, and 16.3% of the City's population in 1950, 1960, and 1970 respectively. However, a comparison between the percentages of non-white and negro populations indicates that the percentage of non-white population other than negroes also increased between 1950 and 1970 (from 0.4% to 0.8% to 1.8% of total population in 1950, 1960, and 1970) (see Table 5).

The observations made in this section show that in the sixties, the rate of population loss was lower than that of the fifties. However, during this 20 year period, out-migration of white population continued at a substantial rate, and the City's percentage of non-white population continued to increase.



Table 3 WHITE POPULATION AND PERCENT OF CHANGE AS RELATED TO TOTAL POPULATION\*  
BY PLANNING DISTRICTS 1950 - 1960 - 1970

Planning Districts	Population			% Change		
	1950	1960	1970	1950 - 1970	1950 - 1960	1960 - 1970
East Boston	51,077	43,738	38,425	-24.7	-14.3	-12.1
Charlestown	30,922	20,030	15,130	-50.4	-34.8	-24.3
South Boston	55,606	43,837	37,798	-32.0	-21.1	-13.7
Central	36,603	18,642	17,563	-49.6	-46.7	- 5.2
Back Bay/Beacon Hill	27,786	24,391	26,464	- 4.6	-12.0	+ 8.4
South End	38,732	20,417	10,714	-50.0	-32.0	-27.7
Fenway/Kenmore	35,531	29,964	29,969	-15.1	-15.1	+ 0.02
Allston/Brighton	66,718	63,617	61,007	- 8.5	- 4.6	- 4.0
Jamaica Plain/ Parker Hill	57,469	50,888	40,120	-29.9	-11.3	-20.1
Washington Park/ Model Cities	103,017	52,329	16,962	-70.6	-41.6	-37.7
Dorchester 1	34,391	33,766	28,420	-17.3	- 1.8	-15.3
Dorchester 2	82,966	76,335	66,661	-19.6	- 8.3	-12.6
Mattapan	44,355	43,817	26,332	-40.4	- 1.2	-39.4
Roslindale	36,888	38,426	38,521	+ 4.4	+ 4.1	+ 0.2
West Roxbury	25,646	28,037	34,760	+ 35.5	+ 9.3	+ 23.9
Hyde Park	28,964	32,887	34,735	+ 19.8	+ 13.5	+ 5.6
Harbor Islands/ Crews of Vessels	2,029	8,456	1,007			
TOTAL CITY	758,700	629,577	524,588	-29.2	-16.1	-15.0

\* Total population includes both white and non-white residences.





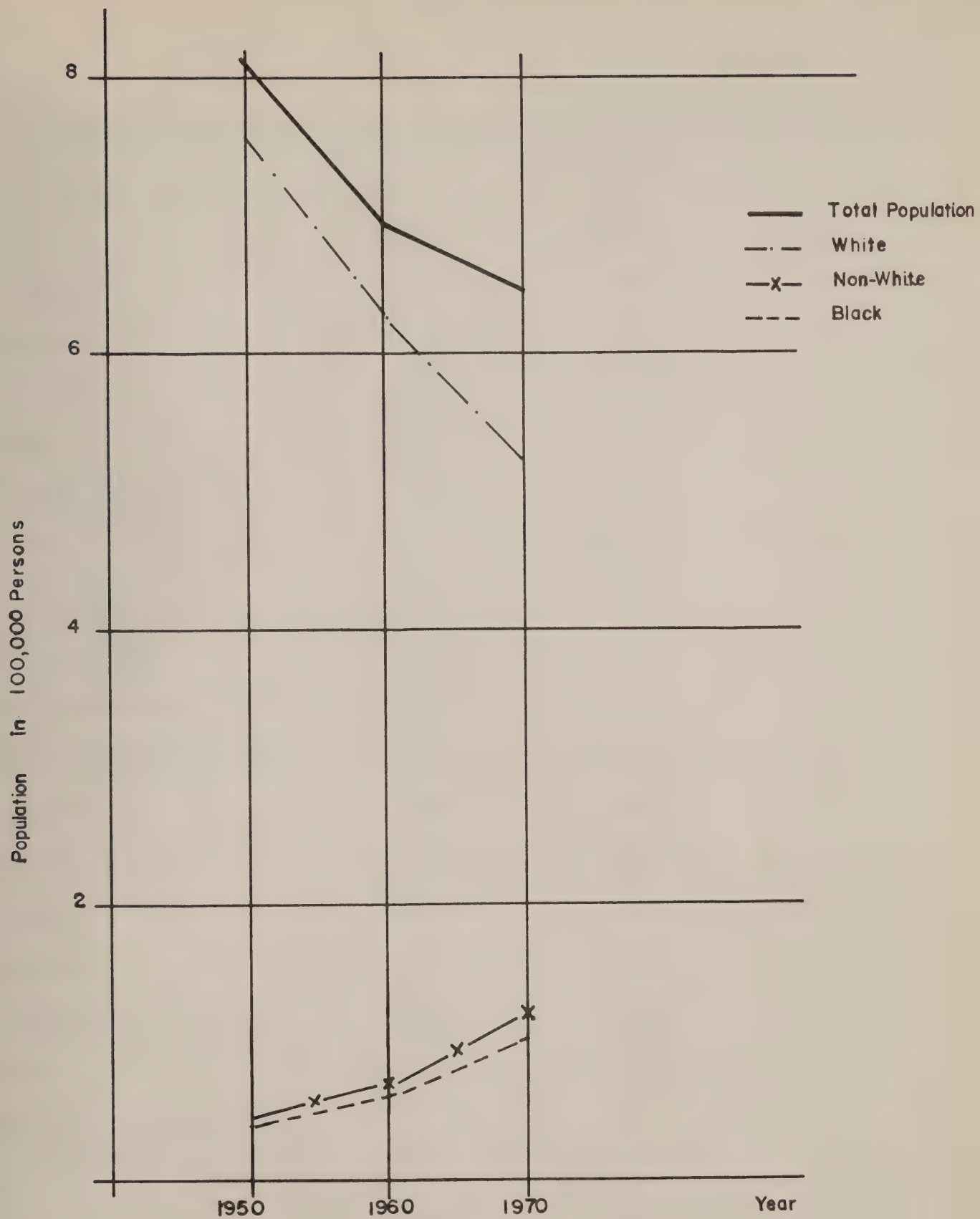


Figure 1: Population by Race in the City of Boston

1950 - 60 - 70



Table 4: Non-White Population as a Percent of Total Population\*  
by Planning District, 1950-60-70

	<u>1950</u>	<u>1960</u>	<u>1970</u>
East Boston	0.15	0.16	1.2
Charlestown	1.31	0.50	1.5
South Boston	0.12	0.27	1.8
Central	4.63	9.85	9.2
Back Bay/Beacon Hill	1.29	2.20	3.9
South End	32.30	42.2	52.8
Fenway/Kenmore	3.04	9.10	9.1
Allston/Brighton	0.57	0.92	4.2
Jamaica Plain/Parker Hill	0.94	5.0	16.0
Washington Park/Model Cities	15.50	44.20	76.2
Dorchester 1	0.22	3.12	13.0
Dorchester 2	0.16	0.49	10.4
Mattapan	0.37	1.07	42.1
Roslindale	0.40	1.03	2.6
West Roxbury	0.05	0.22	0.7
Hyde Park	0.18	0.33	0.7
Harbor Islands/Crews of Vessels			
City Total	5.35	9.8	18.1

---

\*Total population of each planning district.





Table 5: Negro Population as a Percent of Total Population\*  
by Planning Districts, 1950-60-70

	<u>1950</u>	<u>1960</u>	<u>1970</u>
East Boston	0.1	0.1	0.8
Charlestown	1.0	0.1	0.5
South Boston	0.1	0.1	1.0
Central	1.0	1.0	1.4
Back Bay/Beacon Hill	0.7	1.0	2.2
South End	31.6	34.3	39.5
Fenway/Kenmore	2.3	7.4	6.1
Allston/Brighton	0.4	0.5	1.8
Jamaica Plain/Parker Hill	0.8	4.4	14.4
Washington Park/Model Cities	15.3	43.2	74.7
Dorchester 1	0.1	2.9	11.8
Dorchester 2	0.1	0.1	9.7
Mattapan	0.2	0.8	41.0
Roslindale	0.3	0.8	1.9
West Roxbury	0.01	0.1	0.2
Hyde Park	0.01	0.1	0.4
Harbor Islands/Crews of Vessels			
City Total	5.0	9.0	16.3

---

\*Total population of each planning district.



## II - RESIDENTIAL DISTRIBUTION:

In examining the residential distribution of different population groups in Boston, non-white population was observed to have the most obvious residential concentrations and yet the most significant changes in these concentrations (see Table 6). In 1950, non-white major residential concentrations were practically limited to only two planning districts namely, Washington Park/Model Cities, and the South End. About 87% of the total non-white city population lived in these two districts where they were equally split, with about 44% living in Washington Park/Model Cities, and about 43% in the South End respectively. In 1960, a similar pattern of non-white residential distribution was also observed. About 82% of the total 1960 non-white city population continued to live in these same two planning districts. However, Washington Park/Model Cities experienced a much higher residential concentration (about 61%), while the South End contained much less (only about 21%). By 1970, however, non-white residential distribution had changed significantly. Unlike observations for 1950, non-white residential concentrations now are distributed much more widely in five planning districts. In 1970 about 87% of the non-white total city population lived in Washington Park/Model Cities (46.7%), Mattapan (16.5%), South End (10.2%), Dorchester 2 (6.7%), and Jamaica Plain/Parker Hill (6.6%).

This same pattern of non-white residential distribution was even more pronounced in the case of negro population (see Table 7). In 1950 about 92% (36,813 persons) of the negro population lived in two districts only; Washington Park/Model Cities (47%) and South End (45%). In 1960, about 93% of the negro population lived in four districts, but the majority of about 54,325 persons (85%) continued to live in the same two districts. Washington Park/Model Cities continued to have the highest concentration (64%), while South End contained much less (22%). Fenway/Kenmore and Jamaica Plain/Parker Hill also had higher, but less significant concentrations of negroes (about 4% each).



*city's Total Non-White*

NON-WHITE POPULATION BY PLANNING DISTRICTS AS A PERCENT OF ~~TOTAL CITY~~ POPULATION

Table: 6

1950 - 1960 - 1970

	<u>1950</u>	<u>1960</u>	<u>1970</u>
East Boston	0.2	0.1	0.4
Charlestown	1.0	0.1	0.2
South Boston	0.1	0.1	0.6
Central	4.1	2.9	1.5
Back Bay/Beacon Hill	0.9	0.7	0.7
South End	43.3	21.0	10.2
Fenway/Kenmore	2.6	4.3	2.6
Allston/Brighton	0.9	0.8	2.4
Jamaica Plain/Parker Hill	1.3	4.0	6.6
Washington Park/Model Cities	44.1	60.5	46.7
Dorchester 1	0.2	1.7	3.6
Dorchester 2	0.3	0.5	6.7
Mattapan	0.4	0.7	16.5
Roslindale	0.3	0.6	0.7
West Roxbury	0.0	0.0	0.2
Hyde Park	0.1	0.1	0.2
Harbor Islands/Crews of Vessels	0.2	1.9	0.2
CITY TOTAL	100.0	100.0	100.0





Table 7: Negro Population by Planning Districts  
As a Percent of ~~Total City~~ <sup>City's Total Negro</sup> Population  
1950 - 1960 - 1970

	<u>1950</u>	<u>1960</u>	<u>1970</u>
East Boston	0.1	0.1	0.3
Charlestown	0.8	0.05	0.07
South Boston	0.1	0.1	0.4
Central	1.0	0.3	0.3
Back Bay/Beacon Hill	0.5	0.3	0.6
South End	45.3	21.8	8.6
Fenway/Kenmore	2.2	3.9	1.9
Allston/Brighton	0.7	0.5	1.1
Jamaica Plain/Parker Hill	1.2	3.7	6.6
Washington Park/Model Cities	46.7	64.2	50.7
Dorchester 1	0.1	1.6	3.7
Dorchester 2	0.3	1.0	6.9
Mattapan	0.3	0.6	17.8
Roslindale	0.3	0.5	0.8
West Roxbury	0.01	0.05	0.08
Hyde Park	0.1	0.1	0.1
Harbor Islands/Crews of Vessels	0.3	1.3	0.2
City Total	100.00	100.00	100.00



By 1970, the negro population had become more widely distributed in districts with Washington Park/Model Cities, Mattapan, South End, Dorchester 2, and Jamaica Plain/Parker Hill showing concentrations totaling 50.7%, 17.8%, 8.6%, 6.9%, and 6.6% respectively.

In contrast to non-white residential distribution, in 1950, 1960, and 1970, the majority of white population - about 76%, 76%, and 78% respectively in 1950, 1960, and 1970 - continued to be concentrated in about ten of the sixteen planning districts. However, between 1950 and 1970 the degree of concentration of the white population in each planning district changed greatly (see Table 8). By 1970, some planning districts, such as Washington Park/Model Cities, South End, Mattapan and Central, showed no significant white concentrations. Other districts, like Roslindale, West Roxbury and Hyde Park experienced even greater white concentrations. Still other districts, like Dorchester 2 and Allston/Brighton continued to hold the highest concentrations of white population in the City. Such statistics indicate that the residential distribution of white population is losing its concentrations in the inner districts, and gaining more pronounced concentrations in those districts located on the southern and western sides of the city. These observations indicate that, between 1950 and 1960, white population, like non-white population, began a pronounced movement to outer areas of the City.

An aggregate of the residential distributions of both white and non-white population groups is seen for the total city population in Table 9 (see also Figure 2). In 1950, Washington Park/Model Cities





Table: 8 WHITE POPULATION BY PLANNING DISTRICTS AS A PERCENT OF ~~TOTAL CITY~~ <sup>CITY TOTAL WHITE</sup> POPULATION

1950 - 1960 - 1970

	<u>1950</u>	<u>1960</u>	<u>1970</u>
East Boston	6.7	7.0	7.3
Charlestown	4.0	3.2	2.9
South Boston	7.4	7.0	7.2
Central	4.8	3.0	3.3
Back Bay/Beacon Hill	3.7	3.9	5.0
South End	5.1	3.2	2.4
Fenway/Kenmore	4.7	4.8	5.7
Allston/Brighton	8.8	10.0	11.6
Jamaica Plain/Parker Hill	7.6	8.1	7.6
Washington Park/Model Cities	13.6	8.3	3.2
Dorchester 1	4.5	5.4	5.4
Dorchester 2	10.9	12.1	12.7
Mattapan	5.9	7.0	5.0
Roslindale	4.9	6.1	7.3
West Roxbury	3.4	4.4	6.6
Hyde Park	3.7	5.2	6.6
Harbor Islands/Crews of Vessels	0.3	1.3	0.2
CITY TOTAL	100.0	100.0	100.0



Table: 9 POPULATION BY PLANNING DISTRICTS AS A PERCENT OF TOTAL CITY POPULATION

1950 - 1960 - 1970

	<u>1950</u>	<u>1960</u>	<u>1970</u>
East Boston	6.4	6.3	6.0
Charlestown	3.9	2.9	2.4
South Boston	7.0	6.3	6.0
Central	4.8	3.0	3.0
Back Bay/ Beacon Hill	3.5	3.6	4.3
South End	7.2	5.1	3.6
Fenway/Kenmore	4.6	4.7	5.1
Allston/Brighton	8.4	9.2	10.0
Jamaica Plain/Parker Hill	7.3	7.7	7.5
Washington Park/Model Cities	15.2	13.4	11.1
Dorchester 1	4.3	5.0	5.1
Dorchester 2	10.1	11.0	11.6
Mattapan	5.6	6.4	7.1
Roslindale	4.7	5.5	6.2
West Roxbury	3.2	4.0	5.4
Hyde Park	3.6	4.7	5.4
Harbor Islands Crews of Vessels	0.2	1.3	0.2
CITY TOTAL	100.0	100.0	100.0



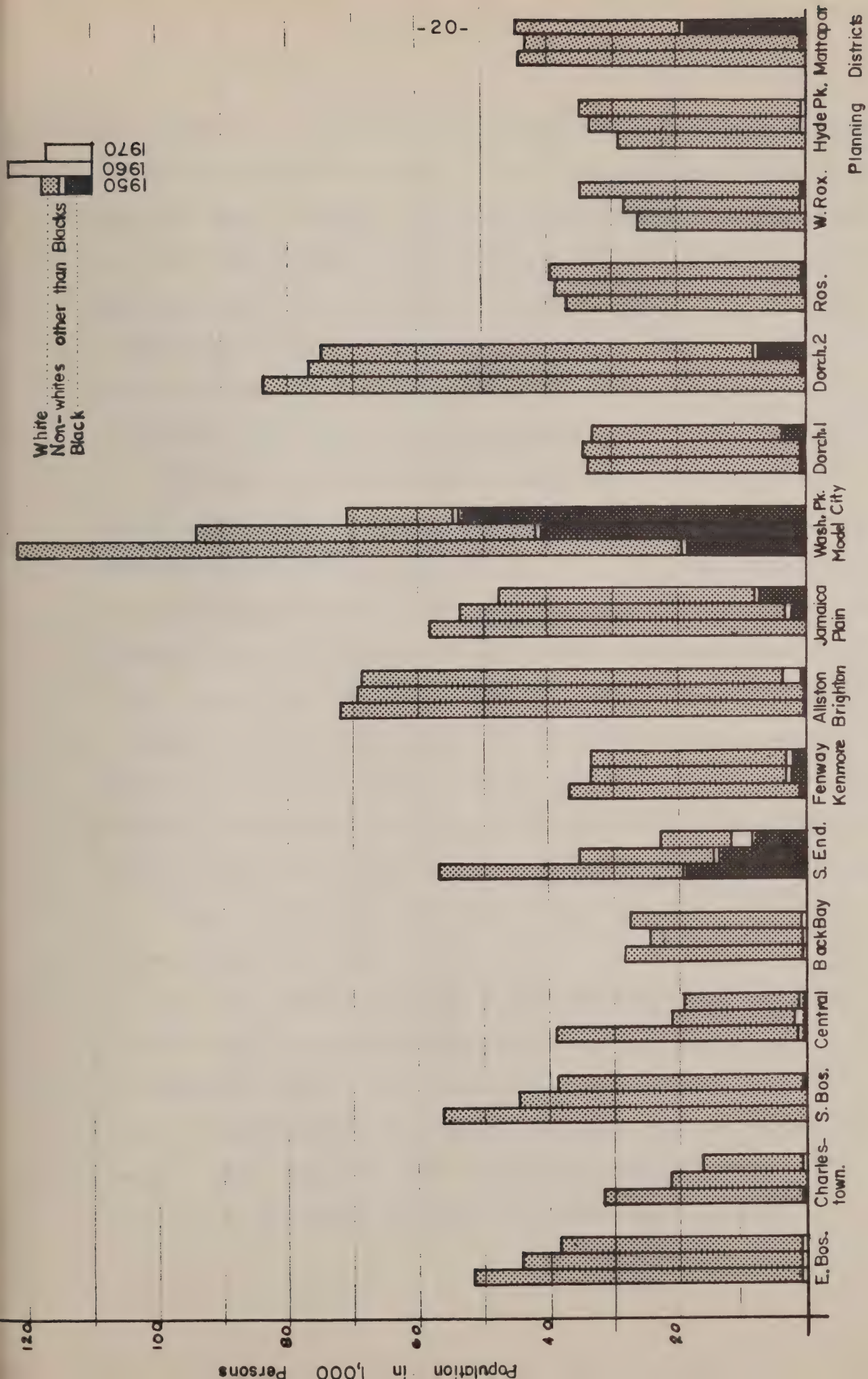


Figure 2 Residential Distribution of Different Population Groups in the City of Boston

1950 1960 1970





and Dorchester 2 contained the highest concentrations of total city population (15.2% and 10.1% respectively). In 1960, these same two districts again had the highest residential concentrations (13.2% and 11.0% respectively), but other districts such as Roslindale and Mattapan gained significant concentrations. In 1970, however, this aggregated residential distribution indicated significant concentrations in the outer districts, particularly those on the southern and western sides of the city. Meanwhile districts in the core area became of less significance as residential concentrations.

In comparing the residential distributions of different population groups in the City of Boston, it was pointed out that different planning districts play significant roles for the City's different population groups. For non-white population, it was shown that between 1950 and 1970, although non-white concentration became less pronounced, Washington Park/ Model Cities was and continues to be the district with the highest residential concentration of the city's non-white population. Mattapan, replaced the South End as the district containing the second highest concentration; however, the South End, while containing less of the non-white population, remains a significant area of non-white concentration. In addition, Dorchester 2, and Jamaica Plain/Parker Hill have also become areas of significant non-white concentrations.

For white population, it was obvious that those districts which became areas of increasing non-white concentrations (particularly Washington Park/Model Cities and Mattapan), also became areas of continued white out-migration and outer districts on the southern edge of the city, (Roslindale, West Roxbury, and Hyde Park) gained significant portions of this out-migrating white



population. On the other hand, Dorchester 2, Allston/Brighton Jamaica Plain/Parker Hill, East Boston, and South Boston continued to contain large numbers of the City's white population.

These observations indicate that between 1950 and 1970, non-white concentrations became less pronounced, and non-white population like white population, showed pronounced movement to outer areas of the City. At the same time, Washington Park/Model Cities continues to contain the highest concentration of the City's non-whites.





### III - CHANGES IN RESIDENTIAL DISTRIBUTIONS:

As noted earlier, between 1950 - 1970, Boston lost about 20% of its population and almost doubled its number of non-white residents. The following section of this paper examines the effects of the interplay of changes in the size and residential distribution of white and non-white populations in the various districts of the city. Different forces affecting these changes are also examined.

Figure 3 and Table 1 show that the highest population losses occurred in Charlestown, Central, South End, and Washington Park/Model Cities. This fact is most simply explained as a direct result of renewal activities in these districts. Renewal activities in the Fenway area do not show a similar high population loss because it has been balanced by gains in student population in this area and because of less intensive clearance for redevelopment. In addition to these renewal areas, however, East Boston and South Boston continued to experience population losses which were higher than those for the City as a whole. A detailed analysis in part IV examines the reasons for these losses. Jamaica Plain/Parker Hill and Dorchester 1 also lost population - a loss which continued to increase in the sixties. As explained below, these decreases may be a result of the increasing percent of non-whites in these districts.

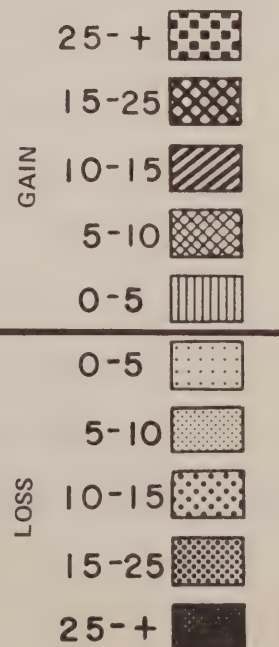
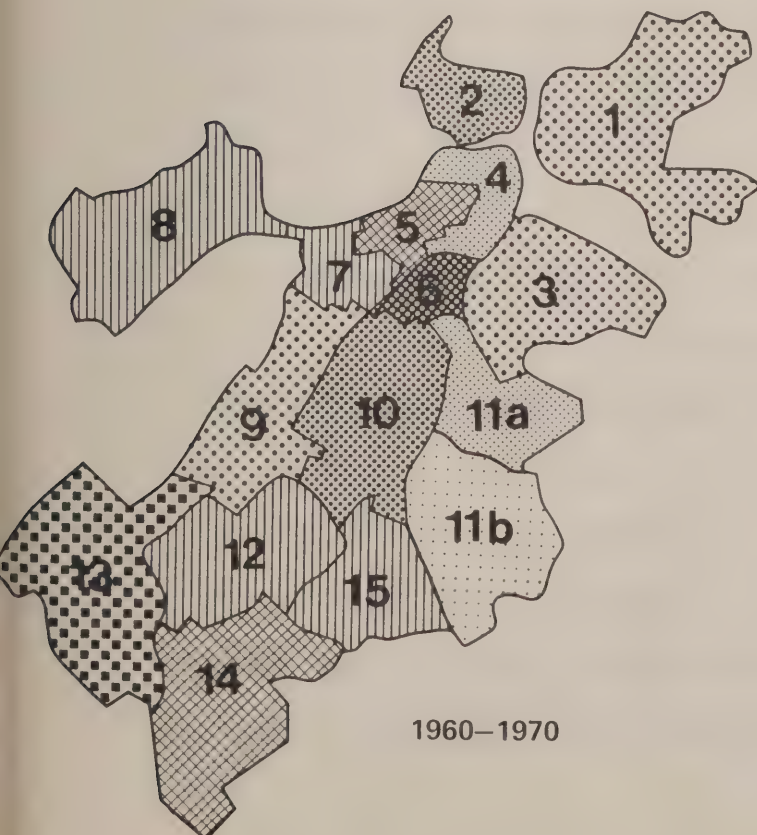
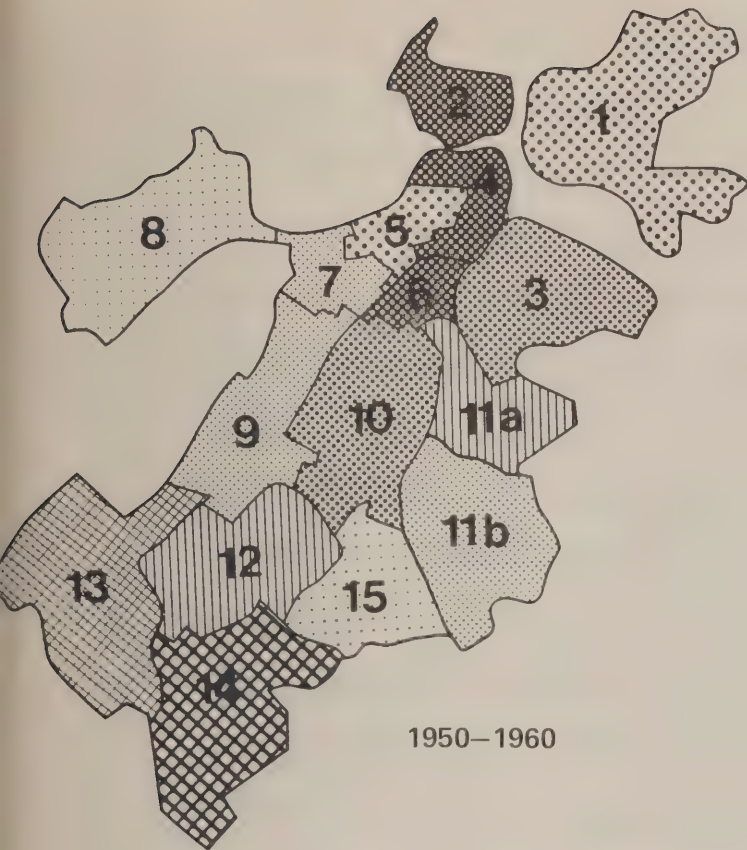
Figure 3 also shows that the most southern districts namely; Roslindale, Hyde Park and West Roxbury, are the only districts which continued to experience additional population growth during the fifties and sixties. This growth is explained by the districts' suburban environment which has encouraged urban growth in these districts. Also, in the sixties, Mattapan and Back Bay/Beacon Hill regained some of the population which had been lost in the fifties. While Mattapan gained large numbers of non-whites, Back Bay/Beacon Hill gained large numbers



PERCENT OF CHANGE  
IN RESIDENTIAL DISTRIBUTION  
IN THE CITY OF BOSTON  
1950-1970

PLANNING  
DISTRICTS

- |    |                            |
|----|----------------------------|
| 1  | EAST BOSTON                |
| 2  | CHARLESTOWN                |
| 3  | SOUTH BOSTON               |
| 4  | CENTRAL                    |
| 5  | BACK BAY                   |
| 6  | BEACON HILL                |
| 7  | SOUTH END                  |
| 8  | FENWAY-KENMORE             |
| 8  | ALLSTON-BIRGHTON           |
| 8  | ALLSTON-BRIGHTON           |
| 9  | JAMAICA PLAIN-PARKER HILL  |
| 10 | WASHINGTON PARK-MODEL CITY |
| 11 | DORCHESTER                 |
| 12 | ROSLINDALE                 |
| 13 | WEST ROXBURY               |
| 14 | HYDE PARK                  |
| 15 | MATTAPAN-FRANKLIN          |





of students. Allston/Brighton seems to be the only district which remained relatively stable in the sixties.

Figure 4 and Table 4 show that in 1950, the South End constituted the core of the highest percentages of non-whites in the city. Also, Washington Park/Model Cities contained the second highest percentage. The concentration in these two districts can be explained partly as a result of the availability of relatively old inexpensive housing, public transportation and accessibility to jobs in the downtown area. In 1960, this core continued to have the highest - and even larger percentages of non-whites - while insignificant percentages of non-whites began to appear in abutting districts. However, in 1970, the core of the highest percent of non-whites was shifted to Washington Park/Model Cities and widened to comprise both the South End and Mattapan.

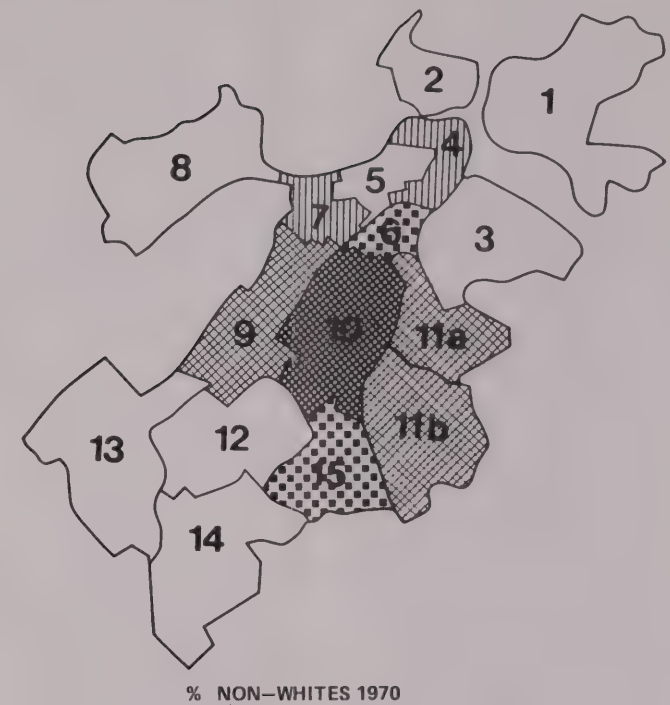
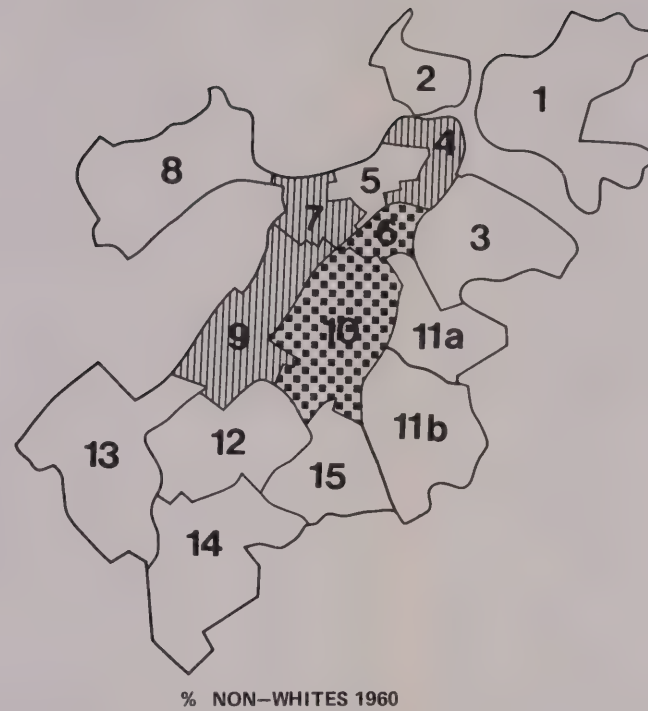
In essence, these changes in the percent of non-whites are direct results of the factors and forces affecting the migration patterns within the city. While non-whites were attempting to migrate into neighborhoods around this core, the nature and value of land use configurations in Central and Back Bay districts limited any significant increase in the percent of non-whites in the area north of the South End. The S.E. expressway and the South Boston Irish population also limited any significant percentage of non-whites to the north-east of the area. In the Fenway, non-whites face strong competition from the students for housing opportunities and thus have had less chance to migrate in large numbers into this district. On the southern side, Franklin Park acts as a strong physical barrier and has thus oriented the non-white movement to Mattapan. Accordingly,



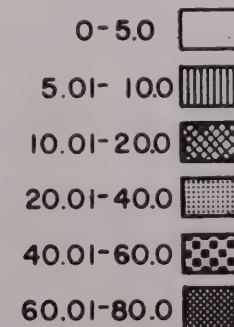


PERCENT OF CHANGE OF POPULATION COMPOSITION

IN THE CITY OF BOSTON 1950-60-70



NON-WHITES AS A %  
OF POPULATION OF DISTRICTS



PLANNING  
DISTRICTS

- 1 EAST BOSTON
- 2 CHARLESTOWN
- 3 SOUTH BOSTON
- 4 CENTRAL
- 5 BACK BAY - BEACON HILL
- 6 SOUTH END
- 7 FENWAY-KENMORE
- 8 ALLSTON-BRIGHTON
- 9 JAMAICA PLAIN-PARKER HILL
- 10 WASHINGTON PARK-MODEL CITY
- 11 DORCHESTER
- 12 ROSLINDALE
- 13 WEST ROXBURY
- 14 HYDE PARK
- 15 MATTAPAN-FRANKLIN



Dorchester 1 and 2, and Jamaica Plain/Parker Hill were the only districts into which non-white migration was relatively easy and where increasing numbers of non-whites have now begun to appear. This suggests that the eastern and western sides of the non-white core are the natural directions for non-white movement in the future.





#### IV - PLANNING DISTRICTS:

The above analyses indicate that between 1950 and 1970, a number of planning districts experienced significant changes either in the size or composition of its population or both. The following discussion will closely examine those districts experiencing patterns of change which contrasted with the City averages. Thus, districts with population losses or gains, or in-migration or out-migration patterns of non-whites significantly different than that of the city will be examined.

Among the sixteen planning districts, there are six districts which experienced very significant population decreases (i.e. higher than the City average). These districts are: Washington Park/Model Cities, South End, Charlestown, Central, South Boston, and East Boston - the first four of which are renewal projects. Jamaica Plain/Parker Hill, while following the City average population loss, experienced a large gain in non-white population. Allston/Brighton, Fenway/Kenmore, and Dorchester 1 and 2, also lost population, but the rates of their decreases were not significantly different from the City average (and accordingly they will not be closely examined in this section). Back Bay/Beacon Hill had the least population loss, and is the only district which has recovered most of its loss. Mattapan experienced the smallest population gain and yet showed the highest increase of non-white population. Finally, Roslindale, Hyde Park, and West Roxbury experienced large population gains while maintaining their almost wholly exclusive white population.



1 - Washington Park/Model Cities: was the district which experienced the highest loss in the number of persons for the 20 year period (see Table 1). During the 1950-1970 period, this district lost about 42% of its 1950 population; more than double that of the city's as a whole (which totaled 20%). The largest portion of this loss (23% of the 1950 population) occurred during the fifties. However, the rate of population loss continued to be high in the sixties, resulting in a further loss of about 24% of the 1960 population. As a result, in 1970, this district did not contain (as it had in 1950) the highest residential concentration. It did, however, continue to have the highest concentration of non-white population (see Tables 4 and 6).

The total population loss in this district was due to the out-migration of white population. In fact, while the final population loss was found to be about 42% of the 1950 population, the white population loss totaled approximately 71% of the 1950 population (see Table 3). This indicates that about 29% of the white population loss was replaced by the in-migration of non-whites. This non-white increase can be explained in part as a result of new housing facilities provided in the Washington Park renewal area since the percentage of non-whites increased in census tracts where such housing was built. These changes in population composition in turn increased the percent of non-white population in this district from about 15% in 1950 to about 75% in 1970, thus reinforcing the role of this district as a non-white neighborhood.



2 - South End: is the district which experienced the highest percentage of population loss during this 20 year period, a decrease totaling about 60% of its 1950 population. It is also the district which continued to lose its population at a relatively high rate during both the fifties and the sixties. The majority of this loss (totaling about 39%) occurred in the fifties and could be explained as the result of the substantial out-migration of white population in this decade. However, unlike the general trend in the city, during the sixties the South End continued to lose population at a relatively high percent (totaling about 35% of 1960 population) when compared to its earlier loss.

During this 20 year period, the composition of the South End population also changed significantly. As shown in Table 4, in 1950, the percentage of non-white population was about 32%. By 1970, this percent had increased to about 53%. Table 5 shows that the percent of negro population alone also increased (from about 32% in 1950 to about 40% in 1970) - however, at a much slower rate of increase than that for the total non-white population. Tables 2-b and 3 also indicate that the increase of the percentages of both the non-white and the negro populations are due to a very high white out-migration with little or no non-white in-migration. In fact, during both the fifties and sixties, the South End also experienced a noticable out-migration of non-whites, although at a much smaller decrease than that of whites.

These out-migration flows of both white and non-white populations suggest that this district is no longer attractive to even its non-white residents, thus indicating that the South End is a very unstable neighborhood and that to date the redevelopment activities have not helped to reverse this trend. The observed continuing population out





flows from the South End may be a direct effect of an unstable physical environment and or a response to lack of social stability in this neighborhood. A more detailed analysis of this district seems to be needed to determine its future role and the redevelopment actions required for this role.

3 - Central: ranks among the districts with the highest population losses (totaling about 50%) between 1950 and 1970. The majority of this loss (about 46%) occurred during the fifties when Central ranked first in 1960 among districts which had lost population. This population loss was in part a result of the 1950's first phase of West End renewal activities in this area. However, in the sixties, the population loss in this district significantly decreased to only 6.5% of the 1960 population (or less than the city's average). But meanwhile, in the process of lowering the degree of overcrowding, this district sustained less residential concentration of the city's population.

4 - South Boston: lost about 31% of its population between 1950 and 1970. All of this loss can be attributed to an out-migration of white residents; however, this district continued to be a predominantly white neighborhood. The majority of South Boston's population loss (totaling about 21%) occurred in the fifties while during the sixties this loss decreased to about 13%. During this 20 year period, however, no significant non-white population moved into this district. This population loss seems to be a direct response to both the deteriorating physical environment and the incompatible land uses in this district. The physical environment is rapidly deteriorating and little new construction has taken place. This lack of construction may be attributed to both existing and zoned land uses in this district. On



the one hand, the existing industrial uses present a significant nuisance to surrounding residential areas. On the other hand, zoning for this district asks industrial uses to replace residential uses. As a result, population has continued to decrease in this district.

5 - Charlestown: lost about 51% of its population between 1950 and 1970. The majority of this loss (about 36%) occurred in the fifties, and continued (about 24%) in the sixties. Like South Boston, the population loss in Charlestown was basically from its white residents but even with this loss, Charlestown's non-white population remains insignificant. In the fifties, the crowding and deterioration of housing in this old residential district intensified the out-migration of white population. The continuation of the population loss in the sixties may be partly due to the slowdown of redevelopment activities in this area.

6 - East Boston: is among the districts which experienced higher population losses than those for the city as a whole. Between 1950 and 1970, East Boston lost about 24% of its 1950 population. About 14% of this loss occurred in the fifties; however, the decrease continued to be significant in the sixties (approximately 10%). Again, this population loss was basically due to an out-migration of white residents while non-white population in the district remained insignificant (even though it increased slightly in 1970). Unlike renewal areas, the population loss in this district is due to a number of characteristics inherent in this district. In particular, the airport seems to be responsible for a large part of this out-population movement. Also, the lack of adequate complimentary public facilities seems to have had some effect.





7 - Jamaica Plain/Parker Hill: had a total population loss of about 18% or close to that of the city as a whole. However, the population composition of this district experienced a much higher rate of increase due to the in-migration of a substantial non-white population. Between 1950 and 1970, this non-white population increased approximately 12% to 7,628 persons and in turn, counter-balanced a part of the relatively large loss of white population which totaled about 30%. The large portion of this non-white population gain is found in the north eastern side of this district.

8 - Back Bay/Beacon Hill: is the only district which experienced a significant population loss in the fifties, yet recovered most of this loss in the sixties. Between 1950 and 1970, this district sustained the least loss in population (totaling only about 2%) among the districts. More specifically, between 1950 and 1960, the Back Bay lost about 11% of its population. This loss was due basically to the out-migration of white population. Between 1960-1970, this district gained about 10% of its population, the majority of which were whites. This population gain increased the residential concentration in this area to 4.3% (as opposed to 3.5% in 1950) of the city's population. The recovery of this population may be explained both by the great number of students who have moved into this area and by the impact of the construction of Prudential Center.

9 - Mattapan: Sustained the smallest population gain between 1950 and 1970 - all of which occurred during the sixties. Until 1960, Mattapan remained a relatively stable neighborhood both in population size and in percentage of non-whites. However, between 1960-1970, Mattapan



experienced a sudden and significant change. On the one hand, the white population experienced a heavy out-migration resulting in a population loss for this district of some 39%. On the other hand, non-white population experienced heavy in-migration resulting in a population gain of about 42%. This gain resulted in an overall population increase of about 3% in this district. The sudden non-white population gain was basically concentrated in Franklin Field and the northern corner of Mattapan. Within this district, the percentage of non-whites jumped from 1% in 1960 to 42% in 1970.

10 - Roslindale, Hyde Park, and West Roxbury: are the districts which have shown continual population gains over the twenty year period. Between 1950 and 1970, Roslindale gained about 6.8% in population, the majority of which (about 4.8%) occurred in the fifties. This population gain was basically white; however, the percent of non-whites increased slightly from 0.4% to 2.6% but remained totally insignificant. During this same period, Hyde Park gained about 20% of its population, of which 14% occurred during the fifties. Virtually all of this population gain was white and this district continues to be an almost exclusively white neighborhood. Finally, West Roxbury experienced the highest population gain (totalling about 36%) between 1950 and 1970. Unlike Roslindale and Hyde Park, the majority of this population gain (about 26%) occurred in the sixties. All of this gain was in white population and West Roxbury continues its role as an almost exclusively white neighborhood. All this suggests that these three districts are the growth neighborhoods for Boston's white population which is probably migrating southward from Boston's other districts.



This report provides a detailed analysis of census information on population by race and is the first in a series of papers which currently are being prepared to analyze priority census items on population and housing. This series of papers also will provide the basis for a more comprehensive report to determine and evaluate the housing situation in the City of Boston.

In this first paper, conclusions have been made relative to changes in the size and composition of the City's population, the residential distribution and immigration patterns of different population groups within the city, and the significant changes that took place in different planning districts between 1950 and 1970. Coming papers will analyze census information on the number of dwelling units by owner/renter occupancy, vacancy, type of structure, degree of over crowding, rent and value, and housing conditions. Once all of these priority data items have been analyzed, a summary report will be prepared to discuss, compare, and contrast the findings of all of these papers and to determine a general picture of Boston's housing conditions. Additional census data items will then be analyzed to provide a more detailed picture of other aspects of the City's housing and population.























